



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

JUNE 26, 2019

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

NOTE TO APPLICANTS: Applicants are urged to access the Design Review Submittal Quick Reference Guide available at SantaBarbaraCA.gov/PlanningHandouts to view the *required* and suggested submittal items for each review level of a project.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to HLCSecretary@SantaBarbaraCA.gov. Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/HLC. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email PPlummer@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/HLCVideos.

APPEALS: Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY: State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

LICENSING ADVISORY: The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.1.2A and 3.1.2C for specific information.

NOTICE: On Friday, June 21, 2019 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures ([HLC Guidelines](#)). The specific HLC Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

GENERAL BUSINESS**A. Public Comment.**

Any member of the public may address the Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **June 12, 2019.****C. Approval of the Consent Calendar of **June 26, 2019**.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****(1:50PM) MISCELLANEOUS ITEM: PUBLIC HEARING****1. 30 WEST ARRELLAGA**

Assessor's Parcel Number: 027-181-013

Zone: M-C

Application Number: PLN2019-00234

Owner: Kruger-Benson-Ziemer

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council the City Landmark designation of the Nelson Medical Building designed by noted architect Lutah Maria Riggs in 1950 in the Mid-Century Modern style located at 30 West Arrellaga.)

(1:55PM) MISCELLANEOUS ITEM: PUBLIC HEARING**2. 1126 SANTA BARBARA STREET**

Assessor's Parcel Number: 029-162-040

Zone: M-C

Application Number: PLN2019-00234

Owner: Storke/Schauer LTD CO Michael Towbes

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council the City Landmark designation of the Schauer Printing building designed by noted architects Edwards and Plunkett in the Spanish Colonial Revival style located at 1126 Santa Barbara Street.)

(2:00PM) MISCELLANEOUS ITEM: PUBLIC HEARING**3. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

Assessor's Parcel Number: 031-160-015
Zone: M-C
Application Number: PLN2019-00234
Staff: Nicole Hernandez

(Review of Staff Reports and Public Hearing to consider Structure of Merit designation of historic resources per attached Exhibit A.)

(3:00PM) CONTINUED ITEM: CONCEPT REVIEW**4. 1000 STEPS (CAMINO AL MAR)**

Assessor's Parcel Number: 045-185-0RW
Zone: E-3/SD-3
Application Number: PLN2018-00297
Owner: City of Santa Barbara Parks & Recreation
Applicant: George Thomson

(Camino al Mar (1000 Steps) is eligible for designation as a Structure of Merit. Proposal to replace the lower portion of the public beach access stairs located at the end of Santa Cruz Boulevard. The project includes adding nine additional steps to allow for safe access to the beach, replacement of the existing guard-rail at the mid-level landing, addition of handrails from beach to street elevation, and a new trench drain to collect nuisance water and reduce algae growth on the steps. The concrete columns at the base of the steps (circa 1975) are proposed to be replaced with a design that replicates the original 1923 design.)

Second Concept Review. No final appealable decision will be made at this hearing. Planning Commission review is required for a Coastal Development Permit. Project was last reviewed on July 11, 2018.

(3:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**5. 325 CHAPALA ST, 101 & 123 W GUTIERREZ ST, 324 DE LA VINA ST, (LOWER MISSION CREEK BETWEEN GUTIERREZ & U.S. 101)**

Assessor's Parcel Number: 037-245-003, 004, 015, & 018, ROW-002-035, ROW-002-099

Zone: C-G

Application Number: PLN2019-00070

Owner: Santa Barbara County Flood Control District

(Proposal for improvements to Reach 3, part of the Lower Mission Creek Flood Control Project, located between Highway 101 and the Gutierrez Street Bridge. The project includes the removal of concrete sloped embankment, concrete riprap, and non-native vegetation, and the construction of a new vertical concrete wall, natural channel banks with rock slope protection, and installation of native vegetation. Proposal to treat the new concrete channel wall with a faux sandstone form liner pattern to match the Gutierrez Street Bridge project, and install four foot high black ornamental railings on top of the channel wall to match the railing at the Chapala Street Bridge to the south.)

Project Design Approval and Final Approval are requested. Compliance with the Project Compatibility Analysis is required. Project was last reviewed on May 29, 2019.

(4:35PM) CONTINUED ITEM: CONCEPT REVIEW**6. 206 E VICTORIA AVE**

Assessor's Parcel Number: 029-122-001

Zone: C-G

Application Number: PLN2016-00528

Owner: Presidio Market Liquor & Grill, Inc.

Applicant: Elsa Reader

(The Victorian style buildings constructed in 1888, "Bernasconi Residence and Barn" are designated as Structure of Merit. Proposal for improvements to the Bernasconi Residence including replacement of the unpermitted stucco siding with wood siding, replacement of vinyl sliders with double-hung, wood windows to match the original windows, and a change of use from office occupancy to residential use. Project also involves alterations to the Presidio Market parking lot including restriping, a new trash enclosure, parking lot landscaping, and new air conditioning units. Project requires a Landscape Waiver for the Presidio Market parking lot.)

Concept Review. No final appealable decision will be made at this hearing. Project requires Staff Hearing Officer review for an Open Yard Modification to allow for the reduced area of qualifying open yard, and a Landscape Waiver for the Presidio Market parking lot. Project was last reviewed on September 19, 2018.

(5:15PM) COURTESY REVIEW**7. 721 E COTA ST**

Assessor's Parcel Number: 031-110-004

Zone: R-M

Application Number: PLN2017-00689

Owner: Santa Barbara High School District

(The main building of Santa Barbara Junior High School, constructed in 1932 in the Spanish Colonial Revival style, is a designated City Landmark. Courtesy Review of a proposal to replace the existing multi-purpose room and locker room buildings with one new building. No improvements are proposed to the designated historic structure.)

Courtesy Review. Proposal was last presented on November 1, 2017.

SEE SEPARATE AGENDA FOR CONSENT ITEMS

EXHIBIT A

Number	APN	St. Number	Prefix	St Name/Vicinity
1	033-031-022	215		Bath St.
2	037-071-003	417	W.	De La Guerra St.
3	037-071-002	421`	W.	De La Guerra St.
4	037-042-026	800		De La Vina St.
5	037-042-014	810		De La Vina St.
6	039-271-009	1023		De La Vina St.
7	039-171-010	1209		De La Vina St.
8	027-222-020	1512		De La Vina St.
9	027-221-011	1515		De La Vina St.
10	027-222-021	1516		De La Vina St.
11	039-061-001	235	W.	Micheltorena St.
12	029-202-024	1110	N.	Milpas St.
13	029-110-023; 029-202-001	1122	N.	Milpas St.
14	031-081-020	117	E.	Ortega St.
15	037-132-037	26	E.	Ortega St.
16	037-131-022	9-15	W.	Ortega St.
17	037-131-023	17-21	W.	Ortega St.
18	025-242-013	15	E.	Padre St.
19	025-321-001	104	E.	Padre St.
20	031-333-018	212		Palm Ave.
21	029-272-004	870		Paseo Ferrelo
22	029-272-001	878		Paseo Ferrelo
23	019-184-008	1704		Paterna Rd.
24	027-032-028	16	E.	Pedregosa St.
25	027-032-003	24	E.	Pedregosa St.
26	025-372-017	31	E.	Pedregosa St.
27	027-042-025	202	E.	Pedregosa St.
28	027-141-028	1744		Prospect Ave.
29	027-141-029	1746		Prospect Ave.
30	027-141-030	1748		Prospect Ave.
31	027-112-018	1716		Santa Barbara
Total Proposed: 31				